



PLANNING COMMISSION SUMMARY OF ACTIONS

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GLW

February 21, 2001

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PRESENT: Commissioners Alcorn, Byers, DuBois, Hall, Kelso, Koch, Moon, Murphy, Palatiello, Smyth, Wilson

ABSENT: Commissioner Harsel

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The meeting was called to order at 8:40 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Smyth, to allow more time for review, MOVED THAT THE PLANNING COMMISSION DEFER AGAIN THE DECISION ONLY ON RZ-2000-PR-035, OAK STREET DEVELOPMENT, TO A DATE CERTAIN OF MARCH 1, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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Commissioner Palatiello, citing unresolved issues, MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON RZ-2000-HM-044, FDP-2000-HM-044, PCA-80-C-028-6, AND PCA-77-C-098-4, TST WOODLAND LLC, TO A DATE CERTAIN OF MARCH 7, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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Commissioner DuBois noted that the applicant in 2232-D00-12, Bell Atlantic Mobile, was working with staff regarding a possible relocation of a proposed monopole. She therefore MOVED THAT THE DECISION ONLY BE FURTHER DEFERRED INDEFINITELY.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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Chairman Murphy announced that the Transportation Advisory Commission had scheduled a series of workshops on pedestrian access and invited two Planning Commissioners to participate. He added that Commissioners Koch and Smyth had volunteered to represent the Commission on the following dates: Tuesday, March 13; Tuesday, March 20; and Tuesday, March 27, 2001.

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Commissioner Palatiello announced that the Policy and Procedures Committee had met earlier this evening and finalized a proposed schedule, process and outline for the 2001-2002 Area Plans Review. He explained that a memo outlining the Committee's recommendations would be transmitted to all Commission members tomorrow. He said it was his intent to take action on the recommendations at tomorrow night's meeting. (NOTE: Due to inclement weather, this action was deferred to March 1, 2001.)

Commissioner Palatiello further announced that the next meeting of the Committee would be held on Thursday, March 1, 2001 at 7:30 p.m. in the Board Conference Room for the purpose of receiving a staff briefing on the Zoning Ordinance Amendment Work Plan for 2001.

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RZ-2000-SU-054 - ROCKLAND VILLAGE, LC
FDP-2000-SU-054 - ROCKLAND VILLAGE, LC

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2000-SU-054 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2000-SU-054, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT AND THE BOARD'S APPROVAL OF RZ-2000-SU-054 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A VARIANCE OF THE MINIMUM DISTRICT SIZE OF TWO ACRES FOR THE PDH DISTRICT TO PROVIDE 21,806 SQUARE FEET.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A VARIANCE OF THE 25 PERCENT OPEN SPACE REQUIREMENT FOR THE PDH-8 DISTRICT TO PROVIDE ZERO PERCENT OPEN SPACE.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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PCA-95-H-049 - TOSCO REFINING LP

SEA-95-H-066 - TOSCO REFINING LP

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-95-H-049, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 OF THE STAFF REPORT, WITH PROFFER NUMBER 2 REVISED TO INSERT AFTER THE WORDS "FAIRFAX COUNTY PARK AUTHORITY," "FOR IMPROVEMENT TO A PARK FACILITY IN THE HUNTER MILL DISTRICT IN THE VICINITY OF THE SITE."

Commissioners Kelso and Wilson seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioner DuBois not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-95-H-066, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 2 OF THE STAFF REPORT, AND SUBJECT TO THE BOARD'S APPROVAL OF PCA-95-H-049, WITH A MODIFICATION TO CONDITION NUMBER 21 TO READ AS FOLLOWS: "THERE SHALL BE NO SALE OF ALCOHOLIC BEVERAGES, NOR MARKETING OF VIDEO TAPES OR VIDEO MACHINES ON THE SITE."

Commissioner Kelso seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioner DuBois not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A REAFFIRMATION OF THE MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS TO THE SOUTH AND EAST OF THE SITE.

Commissioner Kelso seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioner DuBois not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A REAFFIRMATION OF THE WAIVER OF THE BARRIER REQUIREMENTS TO THE SOUTH AND EAST.

Commissioner Kelso seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioner DuBois not present for the vote; Commissioner Harsel absent from the meeting.

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RZ-2000-MD-048 - PULTE HOME CORPORATION
FDP-2000-MD-048 - PULTE HOME CORPORATION

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2000-MD-048 AND THE CONCEPTUAL AND GENERALIZED DEVELOPMENT PLANS, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 OF THE STAFF REPORT, WITH THE UNDERSTANDING THAT THERE WILL BE FOUR AMENDMENTS TO THOSE PROFFERS THAT THE APPLICANT AGREED TO TONIGHT.

Commissioner Byers seconded the motion which carried by a vote of 9-0-2 with Commissioners Alcorn and Smyth abstaining; Commissioner Harsel absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2000-MD-048, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT AND THE BOARD'S APPROVAL OF RZ-2000-MD-048 AND THE CONCEPTUAL AND GENERALIZED DEVELOPMENT PLANS.

Commissioner Byers seconded the motion which carried by a vote of 9-0-2 with Commissioners Alcorn and Smyth abstaining; Commissioner Harsel absent from the meeting.

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The meeting was adjourned at 9:51 p.m.
Peter F. Murphy, Jr., Chairman